



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 7, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the **workshop** and **regular** meetings on May 17, 2007.**
 - B. CONSIDERATION – Alley Closing **AC07-02**** **R. Haynes**
A request to permanently close a 20-foot wide and 250-foot long alley right-of-way in Block 134 of Bryan Original Townsite extending east from South Sims Avenue near its intersection with West 31st Street in Bryan, Brazos County, Texas.
 - C. CONSIDERATION – Final Plat **FP07-11**** **M. Zimmermann**
Proposed final plat of Autumn Lake Subdivision – Phase 2A being 6.99 acres of land located between West Villa Maria Road and Chick Lane in Bryan, Brazos County, Texas.
 - D. CONSIDERATION – Final Plat **FP07-12**** **R. Haynes**
Proposed final plat of The Traditions Subdivision – Phase 13 being 10.948 acres of land located along North Traditions Drive in Bryan, Brazos County, Texas.
 - E. CONSIDERATION – Final Plat **FP07-15**** **M. Zimmermann**
Proposed final plat of Utility Fleet Sales Subdivision being 42.08 acres of land located on the southeast side of North Earl Rudder Freeway south of its intersection with F.M. 2818 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF RESUBDIVISION

- 5. PUBLIC HEARING/CONSIDERATION – Replat **RP07-09**** **R. Haynes**
A request to replat property at 701 Gaytha Circle on 0.39 acres of land being Lot 15 in Block 3 of Hyde Park Addition in Bryan, Brazos County, Texas.

6. PUBLIC HEARING/CONSIDERATION – Replat [RP07-13](#)

R. Haynes

A request to replat 3.48 acres of land located along Garden Acres Boulevard being the eastern half of Lot 24, Garden Acres Subdivision in Bryan, Brazos County, Texas

REQUESTS FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)

7. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-21](#)

R. Haynes

A request for a 14-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous installation of a garage that extends within 11 feet from the front property line on property at 1906 Marshall Avenue, occupying Lot 14 in Block 6 of Milton Darwin's Subdivision Number 2 in Bryan, Brazos County, Texas.

8. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-26](#)

J. Fulgham

A request for a 4-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to allow construction of a porch planned to be set back only 21 feet from the front property line on property at 1707 Cottonwood Street, occupying Lots 6 and 7 in Block 11 of Woodlawn Addition in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

9. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-23](#)

R. Haynes

A request to change the zoning classification from Retail District (C-2) to Multiple-Family District (MF) on 5.47 acres of land out of J.E. Scott Survey, A-50 located at the intersection of Wellborn Road and Old College Road in Bryan, Brazos County, Texas.

10. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-24](#)

J. Fulgham

A request to change the zoning classification from Residential District - 5000 (RD-5) to Residential – Neighborhood Conservation District (R-NC) on all eligible lots in the Enchanted Meadows Subdivision – 4th Installment in Bryan, Brazos County, Texas.

11. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-25](#)

M. Zimmermann

A request to allow 100 percent metal building exteriors in a previously-approved Planned Development District for a wholesale nursery located on 3.93 acres of land out of Zeno Phillips Survey A-45, located on the west side of the 2000 block of Finfeather Road between Cottage Grove Circle and Northcrest Drive in Bryan, Brazos County, Texas

12. COMMISSION CONCERNS

13. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.